

MHC STAFF REPORT SUMMARY: 09/13/23

Pursuant to SMC 25.24.070, the Commission shall consider whether each application for a Certificate of Approval is consistent with Commission guidelines adopted pursuant to SMC 25.24.040, and the Commission may approve the application, disapprove it, or approve it with conditions.

0091323.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

091323.11 MarketFront Plaza Guardrail
1901 Western Ave, MarketFront Plaza
Jessica Murphy and Richard Schleicher, Seattle Office of the Waterfront and Civic Projects

Proposal for modification of guardrail to accommodate connection of the MarketFront Plaza to the future Overlook Walk.

Additional information:

- In May 2022 the MHC issued a Certificate of Approval for Design authorizing demolition and other work in preparation for construction of the Overlook Walk, a walkway that will connect the Seattle waterfront and the Pike Place Market.
- At that time, the Commission requested that the applicant submit a future application detailing the handrail design and clarifying paint color of beams in the parking garage adjacent to this project location.
- This application addresses the requests from May 2022.

Exhibits:

- Project description
- Site plan
- Photos of existing
- Layout and construction details
- Color and materials information (physical samples to be provided at MHC meeting)
- May 2022 Design approval (MHC 38/22)

Relevant Guidelines:

- 3.1 General Principles for Design in the Market
- 3.2 Major Structures and Architectural Elements
- 3.8 Public Ways and Amenities
- 3.9 Secretary of the Interior's Standards for Rehabilitation

DRC recommendation: To be determined September 6, 2023

0091323.12 Beecher's Handmade Cheese
1600 Pike Pl, Seattle Garden Center Building
Jim Cary, Cardinal Architecture

Proposal for interior and exterior renovations: reconfiguration of dining, retail, and production areas within business space; renovation of north, west, and south business storefronts.

Additional information:

- In July 2022 the MHC issued a Certificate of Approval for Use authorizing the consolidation of the two adjacent business spaces comprising the entire west side of the Seattle Garden Center Building (Joe's Chocolates, Beecher's Handmade Cheese) into one combined space for Beecher's Handmade Cheese.
- In September 2022 the MHC issued a Certificate of Approval for Preliminary Design authorizing preliminary design of the new space which outlined allowable interior and exterior design elements.
- This application is for a Certificate of Approval. It is based on the Certificate of Approval for Preliminary Design and contains the additional levels of detail needed to have a final approval, ready for construction.

Exhibits:

- Project narrative
- Site plan
- Photos of existing, interior and exterior
- Floor plans, existing and proposed
- Demolition details
- Ceiling plan
- Roof plan
- Elevations, interior and exterior
- Section drawings
- Door and window details
- Lighting details
- Color, material, and finish details (physical samples to be presented at Commission meeting)
- July 2022 Use approval (MHC 80/22)
- September 2022 Preliminary Design approval (MHC 106/22)

Relevant Guidelines:

- 3.1 General Principles for Design in the Market
- 3.2 Major Structures and Architectural Elements
- 3.4 Design of Individual Business Spaces
- 3.5 Lighting
- 3.9 Secretary of the Interior's Standards for Rehabilitation

DRC recommendation: To be determined September 6, 2023